129 FLATS AND APTS. TO RENT UNFURNISHED

2-ROOM SUITE, SUIT LADY, $42. 343 Michigan. EV 4-2878.

THREE-ROOM SUITE, 1346 Carnsew St. EV 5-3252.

130 FLATS AND APTS. WANTED

SMALL APARTMENT, CABIN OR suitable accommodation, one lady, between Sidney-Victoria city limits, May-November. Quiet, place important, off main road. Write particulars to Victoria Press, Box 1832.

FURNISHED—ONE BEDRM, FULL kitchen and bathroom; prefer Esquimalt area. EV 4-0632. Suite 17.

SUITES NEEDED; NO CHARGE TO landlords. Rentals Unltd. EV 2-3544

132 HOUSES TO RENT FURNISHED

SALT SPRING ISLAND
FOR RENT

To reliable tenant fully furnished 3-bedroom home. Delightfully located in Vesuvius Bay, access to beach, from April 15 to Oct. 15. $80 per month.
SALT SPRING LANDS LTD.
Phone 52 Ganges, B.C. Eves 108Q

2-BEDRM BASEMENT BUNGALOW, oil heat. Mt. View area. Good bus service and near schools, stores, etc. Well furnished, including TV combination and kitchen utensils, linen, etc., if required. Adults only. Consider teen-age child. $100 mo. Vacant April 1. Town & Country Homes Ltd., 851 Pandora. Ph EV 2-7276.

5-ROOM HOUSE, UPLANDS — Fully furnished. Oil-O-Matic heat, full bsmt, elec kitchen. April 1 for 5 months. Responsible adults need apply only. $150. Brown Bros. Agencies, 1125 Blanshard Street. EV 5-8771.

AVAILABLE UNTIL APRIL 15, 1959. 820 Queens Ave., 2-bedroom, fully furnished, $105 per month. Hesterman & Co., 1121 Blanshard. EV 3-4161.

3-ROOM HOUSE, FURNISHED (INCLUDING TV). Ideal for couple. Only $60 per mo. Bayne & Toder Agencies. EV 2-1121.

MODERN 2-BEDROOM HOME, nice location, basement and all conveniences, from April 1 for 3 months. $100 a month. GR 9-5643.

MODERN COTTAGES, WINTER rates. Trailer space. GR 8-1823.

133 HOUSES TO RENT UNFURNISHED

FOR RENT
FURNISHED — UNFURNISHED

Houses, duplexes, apts. Northwestern Securities of Victoria Ltd. Phone EV 5-6741.

2608 DOUGLAS ST.
Upstairs, $65; main floor $75. Phone EV 5-4574

3874 ROWLAND AVENUE — Two bedrooms, full basement, new furnace, Rock Gas range, $75 month. 3340 Ocean Boulevard, Esquimalt Lagoon—Side-by-side duplex, two bedrooms, oil range, garage, $65 month. 3841 Hobbs Road, Cadboro Bay—two-bedroom bungalow for $65 month. P. R. BROWN & SONS LTD., 1112 Broad Street. Phone EV 5-3435.

Prospect Lake — Waterfront. 2-bedroom home. Rent $65 per mo.
Gorge Dist.—3-room bungalow, garage. Rent $75 per mo.
Fairfield—Side-by-side. LR, dinette, kit, bedrm and bathrm, full bsmt, garage. Rent $75 per mo.
Apply
A. BERNARD & CO. LTD.
629 Fort St. Phone EV 4-9335

$67.50 or $72.50—Fairfield-Hollywood Park. Modern 1 or 2-bedroom side-by-side duplex. Hardwood floors, hot-water heating system. Garage. Convenient park, school, stores, bus. Lease. C. N. Montague Co. Phone EV 4-9318, EV 3-5967.

COMPANY OFFICIAL TRANSferred to Victoria, needs 2-bedrm home, garage and preferably basmnt; lease up to 2 years, occupation on or before March 31. Victoria Press, Box 872.

NEW 2-BEDROOM LANGFORD bungalow with large living room, electric kitchen, O-O-M heat, hot water and car port. Utility room. Rent $75 per month. Call L. A. Bowen, EV 5-6741.

3 ROOMS, SIDE-BY-SIDE DUplex, oil heated, frig, washing machine and tubs, electric stove. Vacant April 1. EV 2-1777 evenings. Esquimalt, 816 Colville.

NEW TWO-BEDROOM BUNGALOW with basement, automtic oil heat, wired for electric range. Close to schools. Colwood area. $75. Phone GR 8-1932.

YEAR OLD, 3-BEDROOM, N.H.A., on Brook Street, to reliable tenant. Available April 1st for 7 months. Rent $110. Phone EV 5-5292.

THREE-ROOM, SELF-CONTAINED, upper duplex; close in; semi-furnished; immediate possession; $60. Hollick Realty (1958) Ltd. EV 5-8794.

APRIL 1, MODERN 5-ROOM side-by-side duplex; walking distance Fairfield. Adults. $75. GR 9-3873.

$75 A MONTH. LOWER 4-ROOM suite of new duplex, stove, frig, TV antenna included. Evenings, phone EV 4-2838.

LAKE HILL — NEW 2-BEDROOM side-by-side duplex. Stove, fridge, automatic oil heat. Carport. $85 per month. EV 2-0716.

DUPLEX, SIDE - BY - SIDE, 4 rooms, oak floors, fireplace, $70. Prefer adults. GR 7-3089.

1429 ELFORD ST., HEATED, FIVE-room duplex. $70. Heisterman & Co., 1121 Blanshard St. EV 3-4161.

OAK BAY, TO LET MODERN SIDE-by-side duplex and garage. For particulars apply 2610 Beach Drive.

ESQUIMALT SIX ROOMS, ATTIC, basement; garage; vacant. $70. 858 Phoenix.

2-BEDROOM MODERN DUPLEX Colwood. Vacant, $60 mo. Western Homes Ltd. EV 2-2157

FAIRFIELD, MODERN 2-BEDroom side-by-side duplex, gas range. $75. EV 3-1768.

LOWER DUPLEX, 5 ROOMS, basement, garage; hot water, oil heat included. EV 3-0007.

APRIL 1, FAIRFIELD, DE LUXE 3-bedroom, duplex, $110 month. EV 2-9888.

EIGHT-ROOM HOUSE, CLOSE TO city. EV 2-6547.

3-RM BUNGALOW $45; 3-RM DUplex, $35. 3860 West Saanich Road.

3-ROOM HOUSE AT LANGFORD. $45 month. Phone GR 7-2382.

134 HOUSES WANTED TO RENT

WANTED TO RENT, WITH OPTION to buy, by young business couple (no children), 2 or 3-bedroom unfurnished house. Like redecorating and gardening. Good references. Phone EV 2-7708 after 6 p.m. weekdays, anytime Saturday and Sunday.

UNFURNISHED WITH OPTION to buy. Min. 4-BR, elec kit, full bsmt, rumpus and DP poss. Pref sm acreage, VLA. Sound, modern hse req'd. Resp. Govt empllye. Victoria Press, Box 1884.

2-BEDROOM HOUSE WITH BASEment, from April 1st. Business couple, one child. Prefer Jubilee or Fairfield district. Victoria Press, Box 1899.

137 HALLS, STORES, OFFICES, TO RENT

DECORATED TO SUIT, INEXpensive office, single or double. Janitor service. Easy parking. Suitable for agents or representatives. Williams Building, 749 Broughton. Phone EV 3-3569.

EXCHANGE BUILDING—SINGLE office. $25. Double $40. Includes heat, electricity and janitor service. The Royal Trust Co., 608 View St. EV 3-4126.

LANGFORD LAKE AREA, 2 stores 800 and 300 sq. ft., living accommodation in adjoining apartment. Information phone GR 8-1840.

137 HALLS, STORES, OFFICES, TO RENT

FOR RENT

Warehouses, store premises, office space, etc. Northwestern Securities of Victoria Ltd. EV 5-6741.

922 Government — Upstairs front offices, 15'x27', heated, decorated to suit, only $35 and $40. Also 3-room suite of offices, decorated to suit, $60. (Call us to inspect these—no better for less in a comparable location.)
1115 Yates Street—Hall, 20'x20', gas heating, lavatory, only $25 per mo.
Apply
The B.C. Land & Investment Agency Ltd.
922 Government St. EV 4-4115

OFFICES FOR RENT, NEWLY renovated and redecorated. Apply Robert T. Obee and Co., Public Accountants, 618A Fort. EV 2-2624.

139 WANTED TO RENT MISCELLANEOUS

SMALL LODGE DESIRES ROOM or office. Central. Suitable for meeting Tuesday evenings. Would share space with other group. Victoria Press, Box 1892.

141 MORTGAGE LOANS

MONEY TO LOAN
We have the following amounts available for first mortgage:

$1,000	$1,500	$2,500	$3,000
$3,500	$4,000	$4,250	$4,500
	$5,000	$10,000	

Current Rates of Interest
No Delays — Quick Decisions
BROWN BROS. AGENCIES LIMITED
1125 Blanshard St. EV 5-8771

ARE YOU RECEIVING MONTHLY payments on the balance owing to you from the sale of your property? Here is your chance to get immediate cash for your equity. Contact
ERIC CHARMAN
COMMONWEALTH MORTGAGE CORPORATION LTD.
517-620 View Street, Victoria
EV 5-3117 24-hour Phone Service.

MORTGAGE MONEY AVAILABLE. Funds on hand and immediately available for mortgage loans—quick decisions—repayment to suit. Current rate of interest. Consult our mortgage department.
P. R. BROWN & SONS, LTD.
1112 Broad Street Phone EV 5-3435

DON'T SACRIFICE YOUR SECond mortgage. Use as collateral for short-term builders loans. Financing for subdivisions available. Complete spec house financing. Associated Building Credits, 405 Gorge Road. Telephone EV 2-5148.

I USUALLY CAN GET YOU "THE best deal in town" for your 2nd mortgage. Try Douglas Hawkes, EV 4-7128. 817 A Fort (res. phone EV 5-2589). Funds available for 1st mortgages, including $2,500 to $10,000 progressive building loans.

WE SPECIALIZE IN DISCOUNTING for cash existing mortgages and agreements. Turn yours into needed cash now. EV 5-3742. JOHN BLAIR, LTD., 211 Central Building.

PRIVATE MORTGAGE FUNDS available immediately, large or small amounts. A. Bernard & Co., Ltd., 629 Fort Street. EV 4-9335.

WANTED—$6,500 FOR 1ST MORTgage. High monthly payments. Victoria Press, Box 1895.

142 WANTED TO BORROW

MORE THAN 7%

We offer three mortgages on Revenue Properties. Cash required $6,500, $35,000, and $60,000. Repayment schedule to suit investor. For information call MR. SPARKS.
NORTHWESTERN
Securities of Victoria Ltd.
631 Yates EV 5-6741

145 BUSINESS OPPORTUNITIES

OAK BAY MODERN APT. BLOCK

De luxe 2-bedroom suite for owner. Premium location. Asking $40,000 down. POSITIVELY NO PHONE INFORMATION. For appointment, call D. E. Wilkinson, EV 4-8124; res. Sidney 652.
EXCLUSIVE LISTING.
PEMBERTON, HOLMES LTD.
1002 Government Street.

COUNTRY GEN. STORE

This is an outstanding opportunity to acquire a sound, well-established, lucrative business, a first-class, modern store and excellent living quarters, good fixtures and fittings, good clean stock, present turnover approx. $90,000 year, all cash, family disagreement cause of sale. Business could be doubled under new management. Price for the property, fixtures, etc. $60,000 plus stock at val.
Sole Agents.
A. BERNARD & CO., LTD.
Mr. Humphries
629 FORT ST. PHONE EV 4-9335

MEAT MARKET

If you are a qualified butcher, this may be just the opportunity you have been looking for. $1,800 cash is all it takes to put you on the road to independence. Balance on convenient terms. Lease on premises available for your protection. Please do not ask for information on telephone. Full particulars by appointment with Don Bacon, EV 5-6741 or EV 4-0237.
Price $6950
Northwestern Securities of Victoria Ltd.

Small General Store

IN COUNTRY, offering retired person ideal opportunity to supplement income by approx. $200 per mo. Property consists of ½ acre partly lawn and flower beds, store buildings, living quarters and garage. On bus route. City light and water. Estab 11 yrs, now has steady regular turnover without being rushed.
Full price $9500
Plus stock at invoice. Phone MRS. JOHNSTON, EV 5-6741 or EV 2-5655. Northwestern Securities of Victoria Ltd.

AUTO COURT

Ten units, plus hook-up for 10 trailers. A lovely setting, with room for expansion. Owner retiring. Revenue approx $10,000. $20,000 handles.
Price $46,000
Roy Gill, EV 4-9305; res., EV 4-3310
Financial Survey, Limited

DE LUXE DUPLEX

Rockland area, about $10,500 down; 5¼% NHA mortgage. No agents. EV 5-3778.

HARDWARE BUSINESS
Located in Oak Bay, virtually no competition; business increase approximately 20% over 1957; an ideal setup for a couple. Fully modern store with top-grade fixtures, lease available. Price $9,200, plus stock (approx. $16,000). Owner would also consider selling bldg.; includes de luxe 5-rm suite, oil HW heat. S. W. Anderson, EV 4-9305; res., EV 2-8917. Financial Survey Ltd.

WANTED A RETAIL OR WHOLEsale business, not food. Will pay all cash, from $10,000 to $25,000. Phone Mr. Jones before 9.30 a.m. and after 5 p.m. at EV 3-2202 for an appointment. Mr. Jones, Jones & Scott Ltd., 332 Yarrow Building.

HAVE A MODERN HOME IN Fairfield, 3 bedrooms, value approximately $14,000, clear title. Owner would like to exchange this property as the down payment on a 4 or 5-suite apartment block. Contact Harold Ware, Town & Country Homes Ltd., 851 Pandora Ave. EV 2-7276, res EV 2-1461.

DUPLEX, UNDER CONSTRUCTION —2 bedrooms each side. This is an economy unit of top construction, wonderful rental area in Esquimalt. $7,500 down at $80 per mo. only $15,600. Call R. Harris, EV 2-4255 anytime. J. H. Whittome & Co. Ltd.

145 BUSINESS OPPORTUNITIES

GOOD RETURNS ON EXPANDING EQUITIES

By investing in real estate now you can get the following current net returns on your money, while holding property which must and will improve in value. $20,000-and-up equities wanted.

LEASE-BACK ON NEW BUSINESS PROPERTIES
8½%

APARTMENT BLOCKS (NEW)
9%

APARTMENT BLOCKS (OLDER)
10%

For further particulars please contact
Larry Wagner J. H. Ford
EV 5-3411
Ker & Stephenson, Limited

ARE YOU LOOKING FOR 12% ON YOUR INVESTMENT?

Here's a one-year-old, 7-suite apt, all equipped with fridges and stoves. This apt is designed with minimum of caretaking. All suites with private entrances. Lot is mostly blacktopped so there is very little upkeep to garden. There are also 4 carports. We feel this investment is sound due to well-designed, building and location.
Full price with terms $55,000
Further particulars call M. Morey or H. Johnstone, EV 5-8701.
MOREY & JOHNSTONE
Real Estate 3244 Douglas

RESTAURANT Cash Bargain

First-class business offered here for someone interested in owning a good, clean, well-appointed restaurant that is located in the heart of a busy commercial district with a steady daytime trade from employees and shoppers and evening theatre trade etc. Seating capacity is approx. 45. Rent is moderate on good lease. $6500
Nearest offer to
Call L. S. Yeo, EV 2-7276, Res. EV 5-5998
TOWN & COUNTRY HOMES LTD.
851 Pandora Ave.

APARTMENT BLOCK 8 UNITS

HIGH FAIRFIELD BARGAIN
2 4-room suites, 3 3-room suites, 3 singles, 4 bathrooms. Oil-O-Matic hot water heat. Situated top rental district. Approx ⅓ down. Full price only $21,000
Mr. Hill, res. EV 3-7585.

TRIPLEX BARGAIN

Close to Stadacona Park—1 2-room ste, 2 3-room stes. Total revenue $175. Auto heat.
Price $12,200
Jim Ranson, res. EV 5-6614
Brown Bros. Agencies Ltd.
1125 Blanshard St. EV 5-8771

FAIRFIELD 6 SUITES TRADE OR TERMS

Illness of owners force the sale of this very attractive conversion, 6 furnished units. Gross is $320 per month, plus 3 rooms for owner. Oil HW heating system; economical in every way. Owners will trade for bungalow duplex, or terms are available. This is value and the price only $29,500
N. Thornber
Western Homes Ltd., EV 2-2157

BARGAIN GROCERY STORE $5000 Plus Stock

A very comfortable living for two people. Present proprietor has bought auto court and is leaving Victoria. This business is being sold as a going concern. Don't buy a defunct business and have to build it up, buy this and coast. Phone Sid Bentley, EV 5-9765; eves., EV 2-6600.
FAIRFIELD REALTY, 335 Cook St.

DUPLEX OAK BAY

$1,500 down, $75 per month buys this well built up and down duplex. REVENUE $100 per month, can be increased. Separate entrances. TENANTS PAY OWN UTILITIES. Low taxes. Exceptional buy for $9,975. Act now, call Mr. Ludlow EV 2-7276. Res. EV 3-5101. Town & Country Homes Ltd., 851 Pandora Ave.

OPPORTUNITY KNOCKS

$1,500 down. Grocery and conf. (suburban), plus stock at inv. Turnover $2,500 per month. Easily operated. Low rent on lease. Wonderful opportunity for retired couple. For full information phone Stan Hyland, EV 4-9305; res. EV 3-3520. Financial Survey Ltd.

REVENUE

4 self-contained stes, not a conversion. Owner pays taxes, ins. and water. Only 4 yrs old. Showing over 11% on full asking price of $25,000 with good terms, less for C.T.M.
Roy Gill, EV 4-9305; res. EV 4-3310
Financial Survey Ltd.

REVENUE

Rooming house in superior district. 6 permanent tenants pay rentals of $163.00 P.M. A good return for investment. Owner has gr floor suite. House in good condition and will be sold completely furnished. $5,000 D.P. Total price with all furniture included. $10,800. $80 P.M. acceptable on balance. To view phone A. V. Waite EV 5-8794, EV 3-1573. Hollick Realty (1958) Ltd.

DUPLEX

Side-by-side. You will look a long time to equal this. 2 self-contained units, 2 BRs each, fireplaces, spic and span condition. For home or investment see $10,500
this now
Ivan Patrick, EV 5-6741;
Res. EV 3-9043
Northwestern Securities Ltd.

GROCERY AND HARDWARE
Excellent location, well-established, self-serve business; turnover $115,000 per year, best of equipment; hours, 8 to 6 p.m.; good steady trade; easy rent on lease. Full price $10,000, plus stock at invoice; terms. Seen by appointment only. Stan Hyland, EV 4-9305; res., EV 3-3520. Financial Survey Limited.

PAY $2,000 DOWN, TOTAL PRICE $7,750 for revenue building. Consists of two suites and store. Total rents $1,824 less taxes, etc., nets $1,434 or 18½%. Please call George Dickason, eves. EV 3-0449. King Realty, EV 2-2131.

REAL ESTATE OFFICE, ON THE ground floor, has space and services of a secretary to share, or will buy insurance department. Victoria Press, Box 878.

FOR SALE BY OWNER, 3 suites and store, modern, good investment. Would consider trade. EV 5-1098.

145 BUSINESS OPPORTUNITIES

ESQUIMALT DUPLEX $2000 DOWN

Right on Esquimalt Road in the heart of an excellent rental area on a large 90x164 valuable apartment-zoned lot, this spic and span older-type duplex offers a first-class investment by any standards. Full basement, automatic coal stoker furnace. Separate meters. At present owner-occupied. Rents should total $120 per month. Full price $9500
This offer should have immediate action. For further details call J. Mears, EV 5-7707 anytime.
MEARS & WHYTE
OAK BAY REALTY LTD.

ATTRACTIVE FLORIST AND GIFT shop. Excellent tourist location. Victoria Press, Box 1828.

147 EXCHANGE REAL ESTATE

STORE AND 3 MODERN SUITES

Will trade for older type home, or acreage suitable for subdivision or sell. This is a modern building. Good location. 3 3-rm suites, electric ranges and frigs and modern store. Net revenue $2,490. O-O-M HW heating. Expansion possibilities.
Priced right $26,000
Further particulars
F. G. Williams, EV 4-9305; res. EV 4-9657.
Financial Survey Limited

TRADE

Small outboard cruiser with Mercury "40" motor, 25 hrs' running time on it. Valued at $1,700. Down payment trade for property or small home.
Please call H. Payne, Saanich Realty, GR 9-1195; res. GR 5-2604.

WANTED
Older home with some income possibilities for beautiful, de luxe 3-bedroom home in No. 1 district. Mr. Betts, EV 4-9318, EV 3-2998. C. N. Montague Co.

3-BEDROOM HOME AND 1, 2 OR 3 acres for 50' trailer. Ruth E. Hutcheson, EV 4-9318, GR 8-3836. C. N. Montague Co. Ltd.

148 LISTINGS CANCELLED

GUS MARTIN'S GROCERY Store and premises, corner of Blanshard and Humboldt Streets, now exclusive to Capital City Realty.

149 LISTINGS WANTED

HAVE HOUSE MUST TRAVEL?

If you find yourself in the above circumstances there is no cause for alarm. I am convinced I can find you a purchaser to meet any fair price and terms, from our long list of accredited clients waiting to purchase properties in all districts of Victoria and surrounding areas. Please phone JOHN ROWTON of Northwestern Securities of Victoria Ltd. EV 5-6741 anytime.

REVENUE WANTED NOW
DUPLEX, TRIPLEX CLIENTS AVAILABLE
THIS IS URGENT
C. Mallett, EV 2-2157 anytime.
WESTERN HOMES LTD.

LIST WITH RITHET
706 Fort Street EV 2-4251

NEEDED NOW

Self-contained up-and-down duplex. Must have two bedrooms on main floor for owner. $3,000 down offered. Jubilee or south of Fort Street area. Genuine buyer, call my agent, Mr. James, Western Homes Ltd., 611 Yates St., EV 2-2157.

Naval Officer Just Arrived

Requires 2-3 bedroom home. Possession 30 days. Phone George Clark, Western Homes Ltd., EV 2-2157, res. EV 2-3453.

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING
Deal with the realtor of your choice. Your property is placed before the clientele of 51 member-firms . . . their salesmen, their contacts go to work for you.
MULTIPLE LISTING BUREAU
1216 Broad Street

COMMERCIAL PROPERTIES
Hotels, stores, courts, etc. Ron de Montigny, Northwestern Securities of Victoria Ltd. EV 5-6741; res., EV 5-1437.

150 HOUSES FOR SALE

THE ROYAL TRUST CO.

Oak Bay side-by-side duplex. Two blocks from the sea and beach. On transportation and close to shopping area. Each side consists of through hall, living room with open fireplace, dining room, modern kitchen wired for range, 2 good-size bedrooms, 4-pce Pembroke bath. Full basement. Drive-in garage. Hot air furnace. Owner will take some first mortgages as part payment. Price $19,900
A. E. Coles
THE ROYAL TRUST COMPANY
1205 Government Street EV 3-4126
Evenings EV 2-8752

WATER FRONT

Beautiful water-front home—quality surroundings, guest-sized living room, French doors to a dining room that is most fitting to a home of this quality. The ultra-modern electric cabinet kitchen is most convenient. Two twin-sized bedrooms, 4-pce tiled bath, 2 twin-size bedrooms up unfinished. Full, high basement, ample room for rumpus room, TV room and workshop. Two-car attached garage. Oil hot water heat. This is excellent value at $22,000. Please phone for inspection, MR. STRETCH, EV 5-6741 or EV 3-7436. Northwestern Securities of Victoria Ltd.

NEAR JUBILEE

3 bedrooms, one floor. See this older-type home completely redecorated and painted in wonderful location. High full basement, drive-in garage. This you must see for only $2,000 down. Ring K. J. WILLIAMS, EV 5-6741 or GR 8-3718. Northwestern Securities of Victoria Ltd.

MOVE IN NOW — $2,000 DOWN 3-bedroom, ranch-type, modern home, drive-in garage. Oil-O-Matic heating, etc. Near schools and bus. Why pay rent any longer when you can move into this attractive roomy home today? Truly a "best buy" at only $10,500 full price. Miss Carmen Luciani, EV 4-5022, EV 5-6028. The City Brokerage, 1016 Blanshard.

$750 DOWN — TWO-BEDROOM older modernized home, Craigflower area. Full price $6,750. GR 9-6814.

150 HOUSES FOR SALE

B.C. LAND & Investment Agency Ltd.
96 Years in Real Estate

GORDON HEAD A REAL BUY

Pretty stucco, gabled, bungalow of 6 rooms. In a lovely setting, trees, shrubs, etc. A 21x18 liv rm. A 9x10 dining rm. Den, 2 large size twin bedrms. Utility rm. Garage and workshop. Large lot. Lawns. High location. No steps.
Price $15,500
Call Mr. C. R. V. Bagshawe, EV 4-4115

UPLANDS FAMILY HOME

Six fine bedrooms, 2 twin size, and 2 bathrooms down. 4 up and 1 bathroom. Reception hall. Large living rm, sun rm or den, family-size DR and kitchen with nook. Full basement. Hot-water heat. Lovely lot, fully landscaped. All this is yours for $29,500
Call Mr. Bagshawe, EV 4-4115 anytimg.

OAK BAY PANORAMIC SEA VIEWS

Lovely new rancher with 3 bedrms and triple plumbing. Rec rm and space for 2 more bedrooms. This is worth seeing and the views can hardly be beaten. Further details on request.
Price $30,000
Call Mr. Bagshawe, EV 4-4115 anytime.

ROWLAND HEIGHTS SPACIOUS 5 ROOMS IMMACULATE!

Level entrance to this beautiful 3-year-old cedar shake bungalow. Living room with mahogany panelling on fireplace wall, large dining area, 2 roomy bedrooms with completely-tiled bath between, exceptionally smart kitchen and leather-upholstered nook, large utility and furnace room. Attached garage, choice treed lot. $5,000 (maybe less) will handle. Immediate possession. See our sign at 3334 Bisco Drive. This home is outstanding and will bear the closest inspection!
Full price $14,950
Exclusive Listing
Please ask for Mr. W. O. Cameron, EV 4-4115 anytime.

3304 GIBBS ROAD COMPLETED 1 WEEK 4-BR, DOUBLE PLUMBING, NHA

This beautiful new split-level has everything to be desired in a modern family home. Spacious entrance hall and living room, mahogany panelling, picture windows, family dining room, compact kitchen with built-in WALL OVEN AND COUNTER-TOP RANGE, exhaust fan, stainless steel sink, dining area and laundry area, 3 bedrooms, 4-pce vanity bath and 2-pce vanity off master bedroom. Open stair to finished 4th bedroom (or den), and furnace room with lots of space for workshop, etc. Circular drive through the large attached carport. Buy now. Possession 1 week.
Price $21,500
$12,800 NHA mortgage available.
Exclusive listings.
Please ask for Mr. W. O. Cameron, EV 4-4115, anytime.

OAK BAY LANSDOWNE ROAD

Immaculate 3-bedroom modern bungalow in a lovely location and having view of the Olympic Mountains. 4-star electric kitchen with breakfast area and bar. Full basement, automatic oil heating unit and rumpus room. Attached garage. Excellent materials and workmanship. Price $24,500
Call Mr. Hope, EV 4-4115 anytime.

GORDON HEAD EXCLUSIVE NEW HOME UNDER CONSTRUCTION

Fine sea views, this beautifully-located home consists of living room, dining room, three bedrooms, cabinet kitchen with dining nook and 4-pce bathroom. Full high basement, oil HA heat. Double garage. Your inquiries invited.
Price $16,950
With terms
Call Mr. J. Mackenzie, EV 4-4115 anytime.

ASKING $3000 DOWN $3000

Make your offer on this lovely 2-bedroom (room for 2 more) home with spacious din room, living room and kitchen. Full bsmt, oil heat and D-I garage. Situated amongst the oaks at 3377 Salsbury Way. Drive by this mush better than average home then call Allan MacHillivray at EV 4-4115 anytime. Exclusive Listing. Full Price $13,500

NEWSTEAD
REALTY LTD
766 Fort Street EV 2-8117

FAIRFIELD DUPLEX

Older type, sep meters and baths. Revenue $110 per month. Walking distance.
Asking $7450
Mr. Higgins EV 2-8117; EV 2-9078

NHA BEST BUY $2500 CASH

For value, style and design there is nothing in Victoria to equal this modern stucco, 3-bedrm home, full bsmt, large LR-DR, breakfast nook uniquely arranged and with roughed-in rumpus. Ideal for small or large family. NHA terms $13,850
Call W. Bailey, EV 2-8117; eves. EV 3-3085.

VALUABLE BRENTWOOD ACREAGE AND HOME

2½ acres cleared fertile land and comfortable, modernized family home, suitable for bulb growing, etc. Easily subdivided at low cost, into 8 or 9 valuable lots which are in great demand, leaving house for use or sale. An excellent buy, worth investigating. Low taxes. PRICE $14,500
$7,500 handles. For appointments to view call Mrs. A. Seguin, Ph. EV 2-8117 or EV 4-3536 eves.

$7500

Make an offer on down payment and terms on this well built siding bungalow of living room, kitchen with nook, two good bedrms, bath, full basement with garage and new furnace, wired for electric range and is set on good high lot close to schools, bus, etc. $7500
Full price only
To view phone Mr. McMahon at EV 2-8117 or eves. EV 7-1455

HERE'S A FAMILY HOME FOR MOM AND THE KIDS

This is one of today's better family buys. A real spot for raising a family in one of Victoria's nicer suburban districts, close to schools and transportation, only 7 minutes from city centre. This well constructed family home is in immaculate condition inside and out, on an 80'x108' treed and lawned lot, large entrance vestibule, living room, spacious, bright dining room, with the old-type ranch kitchen that has ample space for the whole family to eat, 3-piece bathroom, full-sized cement basement, heated by new Oil-O-Matic heating system. This home has been priced for a quick cash sale at $10,950
This price is $1,000 less than prices being asked on similar homes.
See it today by calling
Mr. Morey
MOREY & JOHNSTONE
3244 Douglas St.

CITY DUPLEX
Up Pandora way; 2 large, 4-room suites with bath, up and down; new wiring and plumbing; property in A-1 condition, many extras, monthly revenue $130; sep entrances and meters. Trouble free investment, owner pays taxes and water only. Full price $11,800. Exclusive with Karl Ogilvie, Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-6115.

4 HOUSES FOR SALE AT PRESENT on my own subdivision. We build them and sell them. If we haven't got one to suit you we will build it, or sell you a lot. Will be pleased to show them at any time and discuss price and terms. A. H. Phelps, 2585 Millstream Rd. GR 8-2076.

150 HOUSES FOR SALE

Oak Bay Realty
FOR OAK BAY HOMES

OAK BAY SOUTH

Is a grand place to live, paved streets, sidewalks, street lighting, good bus service, beaches nearby and shopping all for your convenience. We have a nicely renovated older home comprising of 2 bedrooms and healed third bedroom in the basement. Large bright living room and dining room combination. New package oil heat and new 100 amp wiring. Good financing, low taxes. Full price $10,500
Call D. G. Whyte, EV 5-7707 anytime.

NEW AND DIFFERENT SEA VIEWS 4 BEDROOMS

If you admire those fascinating contempory homes in the magazines, you will like this one. Architect-designed split-level featuring large rumpus room and space for extra bathroom on the lower level. A few steps up to 3 bedrooms and panelled den (or fourth bedroom). Master bedroom has its own 2-piece bathroom. Large "L"-shaped living room-dining room combination has sloping ceilings. Kitchen is tops with ample working space. Completed just one year ago in an area of similar quality homes. Full price $16,800
Call D. G. Whyte, EV 5-7707 anytime.

OAK BAY DUPLEX

Attractive stucco duplex in choice location. Large living room with fireplace. Two bedrooms, electric kitchen, full basement. Oil hot-water heat. Nice easy garden. Where can you buy a duplex in Oak Bay for less? Full price $15,750
Call Hal Wright, EV 5-7707 anytime.

3 BEDROOMS SOUTH OAK BAY

Attractive stucco bungalow located on countified street. Close to bus line. Separate dining room. Large kitchen with breakfast space. Sun deck overlooking secluded garden. Full basement with storage cupboards and 2-piece washroom. Full asking price $15,950
For further details call B. J. Leverton, EV 5-7707 anytime.

4 BEDROOMS ON BEACH DRIVE

This family home, located in one of the most desirable areas in South Oak Bay, is approximately 20 years old and is in very good condition. There are 2 bedrooms, den, living room, dining room, 4-pce bath and excellent cabinet electric kitchen with nook on the main floor. Two more large bedrooms on second floor. Full concrete basement and automatic oil hot-water heat. Very charming garden contains several fruit trees. Full price $18,250
Vendor will accept $5,000 cash with balance on good 1st mortgage. For further information on this exclusive listing, please call R. L. Stiles, EV 5-7707 anytime.

MEARS & WHYTE
Oak Bay Realty Ltd.
2188 OAK BAY AVE.

CAPITAL CITY REALTY
650 Cormorant St. EV 4-1922

4 BEDROOMS HIGH GORGE

Nicely located within 2½-mile circle. Modern semi-bungalow, 4 bedrms, comfortable LR, DR, elec kit, extra room in full high basement, dr-in garage. A good, economical family home, close to all facilities. Full price $11,000
Percy Amas, EV 3-7628 evenings.

THREE BEDROOMS RANCH STYLE

Spacious 3-bedrm ranch-style stucco bungalow. Full high basement, thru-hall plan, oak floors throughout, wired for range, attached garage. Nice, large rooms, nicely kept, well designed and a desirable property. Tops for value. Good terms. Swan Lake area. The kitchen is ideal.
Full price $11,950
Ken Walters, EV 5-7820 evenings.

OAK BAY NEW—VACANT

FEATURES 3 BEDROOMS AND PLAYROOM, 31 FT. LIVING ROOM, LARGE KITCHEN, VANITY BATHROOM, FINISHED RUMPUS ROOM WITH BUILT-IN BAR AND FIREPLACE, TOILET AND WASH BASIN. Drive-in garage. Very flexible financing with as low as $5,000 DOWN.
Full price $23,150

$2500 DOWN

NEW 3-BEDROOM, STUCCO-AND-SIDING, full-basement bungalow with nice corner fireplace in L-shape living and dining room, oil heat, drive-in garage. LAKE HILL area.
Full price only $12,600
THIS HOME WILL SELL QUICKLY SO SEE IT AT ONCE.
Exclusive with L. H. Rands, Leach & Sparks, EV 3-4117, res. EV 2-8980

PANDORA AND FERNWOOD
Duplex, 3 large rooms up and 5 down. Basement, furnace, 2 bathrooms, two kitchens, 2 meters, 2 garages, 2 entrances, 2 heating systems—area apartment zoned. Steady rentals—earn $110 per month. $3,000 cash.
Full price $10,700
James Bay triplex, with 3 meters, 3 bathrooms, 3 kitchens, basement, garage, etc. Earning $145 per mo. $2,000 cash.
Full price $9950
Call Wess Dickie, EV 2-4312, eves. EV 3-3609
DICKIE & CO. REALTY
833 Fort St., Victoria

Revenue On Douglas St.

Unusual opportunity to acquire a key property with income and great future potential. Comprises two 2-rm suites up, modern gas ranges, separate meters, bathroom, 3 rms down with bathroom for owner, combination gas range and hot-water unit, full cement bsmt, hot-air piped furnace. Excellent condition inside and out. Outstanding investment. Particulars as to terms, etc., call Mr. Houston, EV 5-3435; res. EV 5-6476.
EXCLUSIVE
P. R. BROWN & SONS LIMITED
1112 BROAD STREET
VICTORIA, B.C.

HIGH QUADRA—$9,450
In city on 1½-mile circle, 5-room bungalow 10 years old, has nice living room, fireplace, cabinet electric kitchen, dining area, 3 bedrooms, 3-piece bath. Full high cement basement, laundry tubs, hot-air pipe furnace. A lovely, clean home with landscaped lot, close to school, bus and stores. Full price $9,450. Good terms arranged. Call J. Lindal, EV 4-9879. Byron Price, EV 5-2438.

FOR SALE BY OWNER, 7-ROOM house, full basement, oil heat, revenue producing. Near Victoria College. No agents please. EV 5-2024.

FOUR-ROOM, STUCCO HOME, Haultain district. Phone EV 4-3072.

150 HOUSES FOR SALE

FAIRFIELD REALTY
335 COOK STREET

BARGAIN 3 BEDROOMS 5-MILE CIRCLE 2¼ ACRES OPEN HOUSE SAT., 2 P.M. - 4 P.M. 4931 OLD WEST RD.

Are you tired of being cramped for space? Do you want a nice large, large lot; rocks, fir trees, arbutus in a high location?
Stop looking. I have it, three bedrooms, 4-pce Pembroke bath, living room panelled in driftwood (ranch panel) with raised hearth fireplace, space saving cabinet electric kitchen finished in knotty pine with wrought iron hardware. Two partly finished rooms in basement, one with a fireplace. This house is only 4 years old and has a 5¼% mortgage. Hurry, hurry, hurry for this won't last. Full price $13,650
(on terms)
Phone Sid Bentley, EV 5-9765, eves. EV 2-6600.

LINDEN AVE.

Large, spacious family home, close to Dallas Road. 3 bedrooms, large living room, dining room, den with fireplace, kitchen with pantry. Full basement with Oil-O-Matic heat. Very large rumpus room, attached garage. Average-sized lot with fruit trees. It's a must sell. Was $12,500. Now $10,950
We do need offers.
Call Len LeDoux, EV 5-9765, EV 2-9852.

$10,700 $1500 DOWN $85 PER MONTH

Will buy you this lovely, stucco, five-room modern home. Has full basement, drive-in garage. Full large lot 80x134. Good fruit trees. Taxes only $141. Owner says sell.
Call Len LeDoux, EV 5-9765 anytime

$1500 DOWN GOOD TERMS Full Price $11,000

On this really good, 2-